



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
August 12 – September 8, 2021

Consents In Lieu of Formal Meeting

1. August 24, 2021: Approved (5,0,0) Board Actions for Period Ending August 11, 2021.

Regular Monthly Meeting September 8, 2021

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

Meeting at pool.

Called to order: 6:31 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, David Scott, William Walters
- Others: None

1. Noted Consents as listed above.
2. Reviewed To-Do List:
 - a. Discussed status of pool security cameras.
 - b. Discussed beginning a draft of 2022 budget
 - c. Discussed pool cleaning through closing date.
 - d. Discussed pool “No Diving” tiles requirement. Will ask for a regulations requirement cite.
 - e. Pool Closing:
 - i. suspend phone, trash service
 - ii. advise pool maintenance of winterize date
 - f. Pool pump room leak: remediated by replacing drain cap
 - g. Discussed WP files storage and backup.
 - h. Reviewed possible actions against homeowner with several years’ unpaid assessments.
 - i. Collections
 - ii. Small claims court
 - iii. Foreclosure existing liens.
 - iv. Agreed to offer homeowners a meeting with BOD before next action taken.
 - v. Noted all expenses incurred are the responsibility of the delinquent homeowners.

3. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: Pump, as discussed earlier.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:22 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on October 13, 2021 by email.

TREASURER'S REPORT

2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 23,760.00	\$ (540.00)
Prior Year Assessments	\$ -	\$ 20.13	\$ 20.13
Interest	\$ -	\$ 4.24	\$ 4.24
Closing Fees	\$ 700.00	\$ 600.00	\$ (100.00)
Initiation Fees	\$ 1,890.00	\$ 1,620.00	\$ (270.00)
Late Fees	\$ 189.00	\$ 324.00	\$ 135.00
Lien fees	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ 182.47	\$ 182.47
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 26,710.84	\$ (468.16)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 161.00	\$ (11.00)
Insurance	\$ 2,000.00	\$ 2,112.00	\$ (112.00)
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 2,850.00	\$ 2,027.38	\$ 822.62
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ 129.39	\$ (69.39)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,761.78	\$ 5,532.23	\$ 2,229.55
Common Area	\$ 5,419.00	\$ 2,148.84	\$ 3,270.16
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website/Zoom Fees	\$ 300.00	\$ 150.04	\$ 149.96
Pool Trash	\$ 130.00	\$ 152.91	\$ (22.91)
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 1,374.77	\$ 775.23
Telephone	\$ 415.00	\$ 430.17	\$ (15.17)
Water	\$ 875.00	\$ 260.00	\$ 615.00
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 16,754.81	\$ 8,425.97
Net	\$ 1,998.22	\$ 9,956.03	\$ 7,957.81
Balance at:		\$ 23,824.66	
9/8/2021			